



157 Whitby Road

Ruislip, HA4 9EB

Shop & Upper Parts Freehold For Sale

875 sq ft

(81.29 sq m)

- Freehold Opportunity
- Suitable for investors or owner occupiers
- Vacant possession of ground floor only
- Ground floor 875 sqft
- Upper parts sold off on a 99-year lease from 1992, with approx. 66 years remaining.

Summary

Available Size	875 sq ft
Price	£325,000
Rates Payable	£6,237.50 per annum
Rateable Value	£12,500
EPC Rating	C (59)

Description

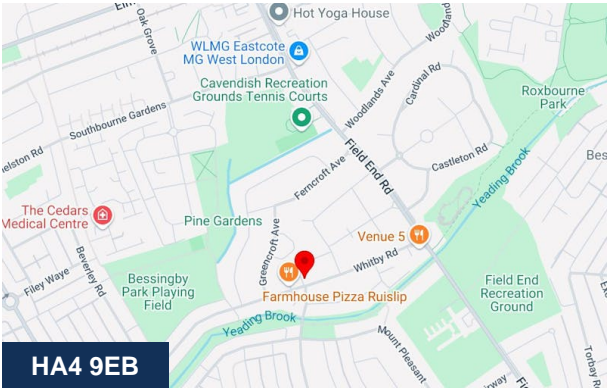
The property comprises a mid-terrace lock-up shop of 875 ft². The ground floor is currently divided to form a large open plan area to the front with glazed meeting room and storeroom. To the rear there is a further store with kitchen and toilet.

The upper parts comprise, what we understand to be, a split-level first and second floor maisonette comprising 2 bedrooms, bathroom, kitchen and living room. The upper parts have not been inspected.

The upper parts have been sold off by way of a lease for a term of 99 years from 1962 and therefore has approximately 66 years unexpired. We understand that the ground rent is £170 per annum until June 2026 when it is set to increase to £220 per annum. Aa copy of the lease in respect of the upper parts is available upon application.

Location

The premises are located on the north side of Whitby Road close to its junction with Queens Walk. Eastcote underground station (Piccadilly & Metropolitan lines) is approximately 1 mile to the north of the premises via Field End Road. Ruislip Gardens underground station is approximately 1 mile to the west (Central line). There is on street parking available to the front of the property and close by. The A40 Western Avenue is within 2 miles of the property offering easy access to the M40 and M25



Viewing & Further Information



Finlay Milnes
020 8429 9009 | 07522 700 508
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Energy performance certificate (EPC)

157 Whitby Road RUISLIP HA4 9EB	Energy rating C	Valid until: 12 May 2035
		Certificate number: 8290-8266-4313-0716-1814
Property type		Retail/Financial and Professional Services
Total floor area		87 square metres

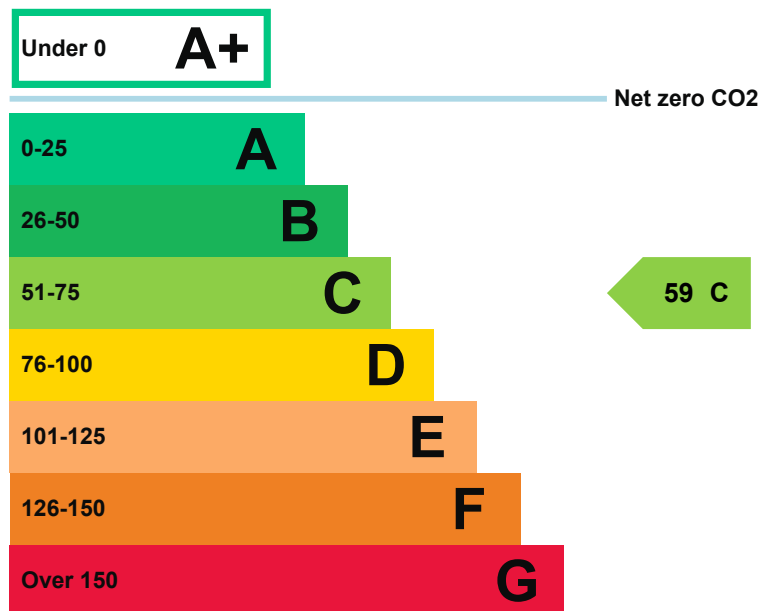
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

8 A

If typical of the existing stock

30 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	22.33
Primary energy use (kWh/m2 per year)	240

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6252-6830-1142-1036-5095\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Christopher Christophorou
Telephone	07984 740407
Email	chris@ecologicltd.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008931
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	SAFETY LOGIC LIMITED
Employer address	35 DELHI ROAD EN1 2LZ

Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 May 2025
Date of certificate	13 May 2025

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

OGL

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Approximate Area = 936 sq ft / 87 sq m

For identification only - Not to scale

